

January 26, 2010

**OFFICE OF THE HEARING EXAMINER  
CITY OF RENTON**

**Minutes**

APPLICANT/OWNER: Renton School District  
Capital Projects Office  
7812 S 124<sup>th</sup> Street  
Seattle, WA 98178

CONTACT: Sherri O'Brien  
DLR Group  
901 5<sup>th</sup> Avenue, Ste. 700  
Seattle, WA 98164

PROJECT NAME: Hazen High School Site Plan Approval  
File No.: LUA 09-138, SA-H

LOCATION: 1101 Hoquiam Ave NE

SUMMARY OF REQUEST: Site Plan Review for the construction of additions to and the interior remodel of the existing Hazen High School facility.

SUMMARY OF ACTION: Development Services Recommendation: Approve

DEVELOPMENT SERVICES REPORT: The Development Services Report was received by the Examiner on January 5, 2010.

PUBLIC HEARING: After reviewing the Development Services Report, examining available information on file with the application, field checking the property and surrounding area; the Examiner conducted a public hearing on the subject as follows:

**MINUTES**

*The following minutes are a summary of the January 12, 2010 hearing.  
The legal record is recorded on CD.*

The hearing opened on Tuesday, January 12, 2010, at 9:00 a.m. in the Council Chambers on the seventh floor of the Renton City Hall. Parties wishing to testify were affirmed by the Examiner.

The following exhibits were entered into the record:

<b><u>Exhibit No. 1:</u></b> Project file containing the original application, reports, staff comments and other documentation pertinent to this request.	<b><u>Exhibit No. 2:</u></b> Zoning and Neighborhood Detail Map
<b><u>Exhibit No. 3:</u></b> Site Plan	<b><u>Exhibit No. 4:</u></b> Landscape Plan
<b><u>Exhibit No. 5:</u></b> North and West Elevations	<b><u>Exhibit No. 6:</u></b> South, East, and West Entry Elevations

<b>Exhibit No. 7:</b> Aerial Photo of Project Site	

The hearing opened with a presentation of the staff report by Rocale Timmons Associate Planner, Community and Economic Development, City of Renton, 1055 S Grady Way, Renton, Washington 98057. The site is located in northeast Renton on the west side of Hoquiam Avenue NE and north of NE 10<sup>th</sup> Street. There are several parcels on the site that amount to approximately 33 acres. The high school has several buildings on the site as well as several ball fields, parking areas and landscaping. There is a small church located on the south portion of the property. The site is zoned Residential-8 Dwelling Units per net acre and is within the Residential – Single Family Comprehensive Plan Designation. The completed proposal would include an addition located in the center portion of the site, which is currently a courtyard area. There are also two classroom portables, five student parking spaces and a covered pedestrian walkway in that area. The walkway and parking spaces would be removed and the two portables would be relocated.

The proposed site for the addition is approximately 28,000 square feet and the proposed height would not exceed the existing height of the existing structures. Access to the site would continue off Hoquiam Avenue NE there would be no additional access points.

The Renton School District conducted their own Environmental Review and issued 13 mitigation measures related to erosion control, geotechnical issues, dust control, storm, fire fees and measures to comply with lead standards. The Determination of Non-Significance – Mitigated was issued October 28, 2009, no appeals were filed.

The site is within the Residential Single-Family Comprehensive Plan designation and is in compliance with all policies within that designation.

A Conceptual Landscape Plan was provided in addition to a Tree Retention Plan, it appears there are four trees within the area of construction and they would not be removed. The existing courtyard area would be renovated to include new landscaping, new concrete, rain gardens, walkways and a seating area. A Detailed Landscape Plan does need to be submitted.

The refuse and recycle area is located by the auditorium, it is unclear if the existing site is large enough, a screening and sizing detail would be required to ensure that it complies with code.

The proposal does comply with Site Plan Review Criteria. There does not appear to be any adverse impact on surrounding properties and uses as long as the conditions of approval are complied with. The new addition would be located at the central eastern portion of the project site. The scale and bulk of the high school would be virtually unchanged as viewed from neighboring properties. The scale and bulk of the building would be reduced through the use of differing materials, articulation and modulation and varying roof profiles. A detail lighting plan must be submitted. Runoff would be collected in existing and new catch basins, area drains, roof drains and conveyed in pipes into new rain gardens and detention tank, which discharges to an existing 8-inch storm drain crossing the site. This pipe drains through the on-site storm system and out into NE 10<sup>th</sup> Street and eventually discharges into Honey Creek, May Creek and finally Lake Washington. This project will be held to the 2005 King County Storm Water Manual.

The Examiner questioned the maintenance of all the ball fields without chemicals and other contaminants entering the aquifer and drinking water.

Stewart Shusterman, Renton School District-Capital Projects Office, 7812 S 124<sup>th</sup> Street, Seattle 98178 stated that the turf on the football field is artificial turf, no fertilizers or other chemicals are used.

Kayren Kittrick, CED stated that the rain gardens were a nice addition for the impervious surfaces. The water is not being diverted it will all end up where it is supposed to be.

There was a comment that came in late regarding a concern for the ADA compatibility of the entrance to the site. This project is of sufficient size to trigger a review of those requirements, the ramps in particular were of greatest concern. This might well trigger a review of the entire site to ensure conformance with current standards.

If the school district uses chemicals, they must report that use to the Water Utility, Hazen High School has been in conformance from the beginning.

The **Examiner** called for further testimony regarding this project. There was no one else wishing to speak, and no further comments from staff. The hearing closed at 9:24 am.

### **FINDINGS, CONCLUSIONS & RECOMMENDATION**

Having reviewed the record in this matter, the Examiner now makes and enters the following:

#### **FINDINGS:**

1. The applicant, Renton School District, filed a request for a Site Plan approval for expansion and remodeling of Hazen High School.
2. The yellow file containing the staff report, the State Environmental Policy Act (SEPA) documentation and other pertinent materials was entered into the record as Exhibit #1.
3. The Renton School District assumed lead agency status and issued a Determination of Non-Significance - Mitigated (DNS-M).
4. The subject proposal was reviewed by all departments with an interest in the matter.
5. There was no opposition from the public regarding the subject proposal.
6. The subject site, the Hazen High School campus, is located at 1101 Hoquiam Avenue NE. The subject site sits between Hoquiam on the east and Duvall Avenue NE on the west. NE 10th Street forms the southern boundary of the campus.
7. The map element of the Comprehensive Plan designates the area in which the subject site is located as suitable for the development of single family uses, but does not mandate such development without consideration of other policies of the Plan.
8. The subject site is currently zoned R-8 (Single Family - 8 dwelling units/acre). Schools are permitted in the R-8 Zone.
9. The subject site was annexed to the City with the adoption of Ordinance 2945 enacted in July 1975.
10. The entire campus is approximately 33.3 acres. The footprint of the school is approximately 327,295

square feet.

11. Trees within the general area of the expansion will be retained.
12. The subject site lies within Zone 2 of the Aquifer Protection Area.
13. The applicant proposes constructing a new addition to the high school in an interior courtyard of the existing school complex. The expansion will be an L-shaped complex located generally in the northwest crook of the generally L-shaped existing complex. The expansion will replace two portables now located in that area as well as covered walkways connecting the adjoining buildings. The expansion will be a two-story addition of approximately 27,800 square feet. It will contain 10 classrooms, two laboratories and small-group learning areas. The movement of some school functions to the expanded space will allow the remodeling of approximately 14,400 square feet of the existing complex. The remaining courtyard area will also be refinished with both hard and soft landscaping elements.
14. The addition will result in lot coverage of 15.6 percent which is less than the 35% permitted. The building will have a height of 33 feet 6 inches but when the average pitch of the roof is considered, has a calculated height of 29 feet 10 inches whereas 30 feet is permitted. The existing structure has a maximum height of 38 feet permitted by the Board of Adjustment in 1999. The impermeable surfaces would increase from 44% to 47%. The addition will be located interior to the existing buildings and no setbacks will be altered by the addition.
15. The exterior of the new addition will incorporate a variety of facing materials including brick, concrete and fiber cement panels as well as windows and trim. These materials will be coupled with facade articulation and modulations to vary the appearance. The roof profiles will also vary and include flat roof segments, extended parapets and shed roof elements. The high point of the new roof, when calculating height meets code requirements as noted above.
16. The applicant will have to provide appropriate refuse and recycling facilities to meet the needs of the campus including the new addition. Appropriate screening will have to be approved by staff.
17. The development would eliminate five (5) parking stalls. The site requires 267 parking stalls and even with the elimination of 5 stalls, the school is served by 462 stalls or approximately 200 more stalls than would normally be required. The use did receive a "parking modification" permitting the additional stalls.
18. There would be no change in access to the subject site. Access would continue from Hoquiam Avenue NE.

#### **CONCLUSIONS:**

1. The site plan ordinance provides a number of specific criteria for reviewing a site plan. Those criteria are generally represented in part by the following enumeration:
  - a. Conformance with the Comprehensive Plan;
  - b. Conformance with the Building and Zoning Codes;
  - c. Mitigation of impacts on surrounding properties and uses;

- d. Mitigation of the impacts of the proposal on the subject site itself;
- e. Conservation of property values;
- f. Provision for safe and efficient vehicle and pedestrian circulation;
- g. Provision of adequate light and air;
- h. Adequacy of public services to accommodate the proposed use;

The proposed use satisfies these and other particulars of the ordinance.

- 2. The comprehensive plan permits schools in the R-8 residential zone. The addition of the new facility to the existing campus is compatible with the goals and policies of the comprehensive plan.
- 3. The proposed two-story, approximately 30 foot tall building conforms to the R-8 Zone's limits on height as calculated for a sloping or pitched roof. The setbacks in all particulars meet those of the R-8 Zone. The building complies with the lot area coverage and provides more than adequate parking. It will be judged against the Building and Fire Codes when a building permit is submitted.
- 4. The rather enclosed location of the new addition means it will generally not be visible from surrounding properties. The addition will be screened on the south, east and northwest by existing campus buildings. There are very large setbacks on the north and west where small portions of the new building would be visible. The highest point on the roof is barely above the 30 foot limits of the zone and the slope average of the roof makes the height legal in any event.
- 5. While a portion of what had originally been an open space courtyard will be filled in with the new addition, portable classrooms were already occupying some of that space. The applicant will be redeveloping and enhancing the landscaping in the remaining courtyard with both soft and hard landscaping elements.
- 6. The development of the new addition should not have any impact on property values in the vicinity of the school.
- 7. There will be no change in the access points for the proposal and it should not affect pedestrian or vehicular circulation.
- 8. As noted, the building will permanently fill in a void in the interior of the campus and may block some air and light from entering the courtyard and adjacent building elements. The building will have windows and skylight elements to offset these potential impacts. Clearly, construction will introduce additional noise and potential dust but those will be short lived issues.
- 9. The site has been and will continue to be served by City of Renton utilities. Staff noted that the use should not compromise the underlying aquifer.
- 10. In conclusion, the proposed use appears to be a reasonable addition to the school campus and was designed to blend in with the existing building when viewed from the residential uses across from the campus.

**DECISION:**

The proposed expansion and remodel of Hazen High School is approved subject to the following conditions:

1. The applicant shall submit a detailed landscape plan subject to review and approval by the Current Planning Manager prior to building permit approval.
2. The applicant shall submit, to the Current Planning Project Manager, sizing and screening detail for the refuse and recyclable deposit area prior to building permit approval.
3. The applicant shall give special consideration to shading on the courtyard from existing and proposed structures when selecting plants for this area. Appropriate plant selection shall be demonstrated in the detailed landscape plan, subject to Planning Project Manager approval, prior to building permit approval.
4. The applicant shall be required to provide a lighting plan that will adequately provide for public safety without casting excessive glare on adjacent properties at the time of building permit review. Pedestrian scale and downlighting shall be used in all cases to assure safe pedestrian movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-4-075 Lighting, Exterior On-site.
5. The applicant shall be required to pay a Transportation Impact Fee. The fee, at \$75.00 per trip for the 359.6 new daily trips anticipated has been estimated at \$26,970.00 (359.6 trips x 75.00 = \$26,970.00). This fee would be payable prior to issuance of the building permit.

ORDERED THIS 26<sup>th</sup> day of January 2010.

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FRED J. KAUFMAN  
HEARING EXAMINER

TRANSMITTED THIS 26<sup>th</sup> day of January 2010 to the parties of record:

Rocale Timmons  
City of Renton  
Renton, WA 98055

Kayren Kittrick  
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City of Renton

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Rick Stracke  
Executive Director of Facilities  
Renton School District #403  
7812 S 124<sup>th</sup> Street  
Seattle, WA 98178

TRANSMITTED THIS 26<sup>th</sup> day of January 2010 to the following:

Mayor Denis Law  
Jay Covington, Chief Administrative Officer  
Julia Medzegian, Council Liaison  
Gregg Zimmerman, PBPA Administrator  
Alex Pietsch, Economic Development  
Jennifer Henning, Development Services  
Stacy Tucker, Development Services  
Marty Wine, Assistant CAO

Dave Pargas, Fire  
Larry Meckling, Building Official  
Planning Commission  
Transportation Division  
Utilities Division  
Neil Watts, Development Services  
Janet Conklin, Development Services  
Renton Reporter

Pursuant to Title IV, Chapter 8, Section 100 of the City's Code, **request for reconsideration must be filed in writing on or before 5:00 p.m., February 9, 2010.** Any aggrieved person feeling that the decision of the Examiner is ambiguous or based on erroneous procedure, errors of law or fact, error in judgment, or the discovery of new evidence which could not be reasonably available at the prior hearing may make a written request for a review by the Examiner within fourteen (14) days from the date of the Examiner's decision. This request shall set forth the specific ambiguities or errors discovered by such appellant, and the Examiner may, after review of the record, take further action as he deems proper.

An appeal to the City Council is governed by Title IV, Chapter 8, Section 110, which requires that such appeal be filed with the City Clerk, accompanying a filing fee of \$250.00 and meeting other specified requirements. Copies of this ordinance are available for inspection or purchase in the Finance Department, first floor of City Hall. **An appeal must be filed in writing on or before 5:00 p.m., February 9, 2010.**

**If the Examiner's Recommendation or Decision contains the requirement for Restrictive Covenants, the executed Covenants will be required prior to approval by City Council or final processing of the file. You may contact this office for information on formatting covenants.**

The Appearance of Fairness Doctrine provides that no ex parte (private one-on-one) communications may occur concerning pending land use decisions. This means that parties to a land use decision may not communicate in private with any decision-maker concerning the proposal. Decision-makers in the land use process include both the Hearing Examiner and members of the City Council.

All communications concerning the proposal must be made in public. This public communication permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence. Any violation of this doctrine would result in the invalidation of the request by the Court.

The Doctrine applies not only to the initial public hearing but to all Requests for Reconsideration as well as Appeals to the City Council.